CITY OF MOUNTAIN VIEW MEMORANDUM

DATE:

January 14, 2005

TO:

City Council

FROM:

Lynnie Melena, Senior Planner

SUBJECT:

JANUARY 18, 2005 STUDY SESSION—MAYFIELD MALL

REDEVELOPMENT PROPOSAL

On December 1, 2004, the Environmental Planning Commission (EPC) made several recommendations to the City Council on processing Toll Brothers' application for residential redevelopment of the Mayfield Mall/Hewlett-Packard site. The purpose of this study session is to discuss the recommendations prior to formal consideration at a regular meeting on February 8, 2005.

The EPC's recommendations fall into four categories: (1) development alternatives to be studied in the Draft Environmental Impact Report (EIR); (2) changes to the work program; (3) approach to the EIR; and (4) fiscal impact study.

BACKGROUND

On April 19, 2004, Toll Brothers, Inc. submitted an application to revise the General Plan and the Mayfield Mall Precise Plan to allow redevelopment of the Hewlett-Packard office center at Central Expressway and San Antonio Road to mixed residential and retail uses. On May 11, the City Council gave "gatekeeper" approval to processing the application, and on June 9, the Council approved a work program for the process (referred to as a "concurrent" process).

The site is 27 acres, of which about 5 acres are in Palo Alto. All of the buildings (totaling about 520,000 square feet) are in Mountain View. The site is across Central Expressway from the San Antonio Caltrain Station. (See Attachments 1 and 2—maps)

Hewlett-Packard occupied the site for 17 years starting in 1987. Before that, the buildings housed an indoor shopping mall which is the origin of the "Mayfield Mall" Precise Plan label. In 2003, Hewlett-Packard vacated the buildings and entered into an agreement to sell the property to Toll Brothers, Inc.

The current General Plan land use designations of the site are Industrial Park and Offices. The Mayfield Mall Precise Plan, which is the zoning¹, allows offices, research and development, and light industrial uses.

The zoning for the land in Palo Alto is a combination of light industrial (LM) and multiple-family residential (RM-30), both of which allow housing at up to 30 units per acre. Therefore, a zone change is not needed for the Palo Alto portion of the development, but environmental and design review will be required.

The City hosted community meetings at Monta Loma School on July 14, 2004 and September 20, 2004. At both meetings, participants broke into small groups lead by the City's volunteer mediators/facilitators. Between 150 and 300 people attended the meetings. Discussion at the first meeting centered on broad design concepts related to the street system, parks and open space, variety of housing units and other potential land uses. Discussion at the second meeting focused on specific ways of addressing concerns raised in the first meeting. Staff received valuable feedback, which is summarized in the November 17, 2004 EPC staff report and attachments. (EPC reports and meeting minutes, as well as other documents related to the review process to date, are bound separately. They are also available at http://www.ci.mtnview.ca.us/pmn_mayfield_mall.htm.)

Following these meetings, in mid-November, Toll Brothers submitted its proposal for developing 631 housing units, of which 530 would be in Mountain View. This proposal is described in more detail in Attachments 3 and 4. Staff also developed three alternative development scenarios for consideration in the EIR and recommended the EPC select two. These alternatives—the developer's proposed project, keeping the zoning as office/industrial (referred to as the "no project" alternative) and the other three—were presented to the EPC in the staff report for a November 17, 2004 meeting held at Monta Loma School. The staff report also discussed several issues related to the work program and review process. The November 17 meeting was devoted to presentations and comments from the public. There were approximately 150 to 200 people at that meeting.

On December 1, 2004, the EPC heard additional public comments and made recommendations as discussed in this report.

¹ Unlike traditional zoning, a precise plan is tailored to the site and incorporates specific development standards and design guidelines which reflect relationships to surrounding uses and other unique characteristics of the location.

ISSUES

The EPC's recommendations relate to four major issues:

- 1. Which alternatives, in addition to the developer's proposed project and retaining the existing land use designation (General Plan and Mayfield Mall Precise Plan), should be studied in the Mayfield Draft EIR.
- 2. Whether the review process should be changed from a "concurrent" process, as approved by the Council, to a "sequential" process.
- 3. Whether the Draft EIR should study all of the alternatives equally or whether the Draft EIR should focus on the developer's proposed project.
- 4. Whether the City should require a fiscal impact study as a part of the review process.

<u>Issue 1: Which Alternatives to Study in Draft EIR and Costs of Additional Alternatives</u>

EPC Recommendations

- Study Alternative 1 (Single-Family Focus—140 to 190 housing units in Mountain View). Recommended by a vote of 4-2.
- Study Alternative 2 (Single-Family Transitioning to Multiple Family—365 to 425 housing units in Mountain View). Recommended by a vote of 4-2.
- Study an alternative that designates the entire site for open space. Recommended by a vote of 5-1.
- Study a comprehensive mixed-use alternative which has a significant neighbor-hood-serving commercial component (150,000 to 200,000 square feet) and residential uses with densities similar to Alternative 2. Recommended 6-0.
- Indicate no preference for park and street alignments at this time, and recommend that Mountain View staff work closely with the City of Palo Alto regarding these issues. Recommended 5-1.
- The City pay for the portion of the Draft EIR related to the open space and comprehensive mixed-use alternatives. Recommended 6-0.

The EPC did not recommend studying Alternative 3 (Multi-Family Focus—570 to 710 housing units in Mountain View).

Discussion

Two development scenarios, the developer's proposed project and keeping the zoning as office/industrial, would automatically be studied in the Draft EIR. Therefore, the EPC recommendation is to study a total of six alternatives: the developer's proposed project, keeping the zoning as office/industrial, Alternatives 1 and 2, comprehensive mixed use, and open space. Since the developer is required to pay for the EIR and the EIR scope of services anticipated studying only four alternatives, the EPC also recommended that the City pay for the cost of studying the additional mixed-use and open space alternatives. The estimated additional cost is \$15,000.

Descriptions of Original Set of Alternatives: Detailed descriptions and site plans of the developer's proposed project and Alternatives 1, 2 and 3 are attached (Attachments 3 through 6). The "no project" alternative is also described in Attachment 7. The additional alternatives recommended by the EPC are discussed below.

- Mixed-Use Alternative: This alternative would have about 170,000 square feet of
 commercial space and about 265 housing units (see Attachment 8). The EPC
 expressed a preference for neighborhood-serving retail or offices. Neighborhoodserving retail centers are usually anchored by a grocery store. Neighborhoodserving offices could include dental, accounting and real estate.
- Open Space Alternative: The open space alternative assumes the entire 22 acres in Mountain View would become a public park. The City's "Parks and Open Space Plan" defines a park of this size as a community park—similar to Rengstorff Park (27 acres) and Cuesta Park (29 acres of developed parkland). The "Parks and Open Space Plan" defines community parks as including intense recreational facilities, such as athletic complexes and large swimming pools, or areas of natural quality for walking, viewing, sitting and picnicking, or a combination of the above. It could also include community buildings for recreation classes, senior services and child care.

The following table summarizes the basic data for the alternatives under consideration.

Mountain View Potential Draft EIR Alternatives

	Toll Bros. Proposal	Alt. 1 SF Focus	Alt. 2 SF to MF	Alt. 3 MF Focus	Mixed Use	Open Space	Office/ Industrial
Standard SF Units		45	30		35		
Small-Lot SF Units	42	40 – 95	15				
Rowhouses/ Townhouses		105	70 – 80 0 – 60				
Condos	488		240 – 300	540 – 650	230		•
Comm./ Industrial Floor Area			0 – 6,500 s.f.		150,000 - 200,000 s.f.		520,000 – 650,000 s.f.
Total	530 units	140 – 190 units	365 – 425 units/ 6,500 s.f.	570 – 710 units	265 units and 150,000 s.f. – 200,000 s.f.	0	520,000 – 650,000 s.f.
Average Density	24 units/acre	6-9 units/acre	17 – 19 units/acre	26 – 32 units/acre	17 – 19 units/acre*	N/A	N/A
Max. Park Dedication Require-	3.2 acres	1.0 - 1.3 acres	2.3 – 2.6 acres	3.5 – 4.3 acres	1.5 – 1.8 acres	22 acres (acquired by City)	0
ment							

^{*} Density is for residential portions only.

• Palo Alto Alternatives: The Draft EIR will also evaluate the Palo Alto portion of the site. Mountain View is the lead agency, but Palo Alto is also expected to use the Draft EIR for evaluation of development in its land area. Palo Alto staff has made preliminary recommendations for alternatives to be studied in the EIR based on what is allowed under Palo Alto's existing zoning. (This information was not available at the EPC meeting, but Palo Alto residents have requested clarification on Palo Alto alternatives, so it is included here.)

Potential Palo Alto Alternatives

	Toll Bros. Proposal	Alt. 1 SF Focus	Alt. 2 SF to MF	Alt. 3 MF Focus	Mixed Use	Open Space	Office/ Industrial
Palo Alto (estimated maximum)	101	31 (SF)	85 (15 SF and 70 MF)	130 MF	25 MF and 37,600 s.f.**	TBD	72,300 s.f.
Total— Both Cities	631 units	171 – 221 units	450 – 510 units/ 6,500 s.f.	700 – 840 units	290 units and 187,600 s.f. – 237,600 s.f.		592,300 – 722,300 s.f.

^{**} Assumes acreage divided equally between residential and office/industrial.

Parks and Street Alignments: The November 17, 2004 staff report also listed
options for public parks (one larger or two smaller) and street alignments. The
EPC concluded it was premature to express preferences and recommended
deferring this decision until later in the planning process.

<u>Analysis</u>

Each of the alternatives responds to somewhat different neighborhood and community goals.

Alternative 1, Single-Family Focus (140 to 190 units), responds to the preference for preserving the Monta Loma neighborhood's single-family character as expressed by a majority of persons responding to a questionnaire at the September 20 community meeting. However, this alternative would not take advantage of proximity to transit and major roadways for higher-density housing and a broad mix of housing types.

Alternative 2, Single-Family Transitioning to Multiple-Family (365 to 425 units), responds to several of the City's major land use goals, including placing higher-density

housing near transit and near major roadways and creating more opportunities for people who work in Mountain View to live in the same city. It also responds to the neighborhood's desire for standard single-family homes adjacent to the existing single-family homes.

Alternative 3, which was not recommended by the EPC, would allow 570 to 710 housing units in Mountain View. This alternative would do the most to create housing near transit and meet other of the City's land use goals listed under Alternative 2. However, this alternative does not meet the neighborhood's preferences for lower-density development.

The Mixed-Use Alternative responds to the same land use goals as Alternatives 2 and 3 but creates less housing. It is also questionable whether a large commercial component is economically feasible given the volume of retail space in the area (including two supermarkets and two specialty grocery stores nearby) and the limited demand for offices. Perhaps a smaller commercial component could be considered.

The Open Space Alternative responds to the "Parks and Open Space Plan" priority, "acquire open space," but it is not "in a neighborhood deemed most deficient in open space" as recommended in the "Parks and Open Space Plan" (Page 29). Rather, it is located on the edge of the City and in close proximity to one of the City's other two community parks. In order to implement this plan, Hewlett-Packard would have to donate the land or the City would have to buy it. Based on current values of residential land in the City, the 22 acres could be worth between \$35 million and \$55 million. Its value as industrial land is more difficult to estimate. However, if a community park in this location is determined to be a goal, perhaps some other form of financing, such as a parcel tax or bond issue, could be considered.

It should be noted that if the site is redeveloped for residential uses, the developer would be required to dedicate (donate) land for a new public park. The size would depend on the number of housing units built. The development scenarios considered so far would generate one or more parks totaling 1.0 acre to 4.3 acres in Mountain View. (Palo Alto does not have a park dedication requirement; it has a broader community impact fee that could be used for parks and other needs.)

Retaining the existing zoning the way it is (the "no project" alternative) responds to the preferences of some residents. However, there is very limited demand for office space right now. About 130,000 square feet of additional floor area is allowed under the current Precise Plan.

Conclusion

The EPC is recommending six alternatives for study in the Draft EIR. The Council should decide which alternatives to include and whether the City should bear any of the costs of studying them. Once the Council has selected the alternatives, staff will work with the environmental consultant to develop more detailed descriptions as a basis for EIR review. Preparation of the EIR would begin in March.

Issue 2: Whether the Review Process Should Be Concurrent or Sequential

EPC Recommendation

The review process should be "sequential" rather than "concurrent." Recommended by a vote 5-1.

Discussion

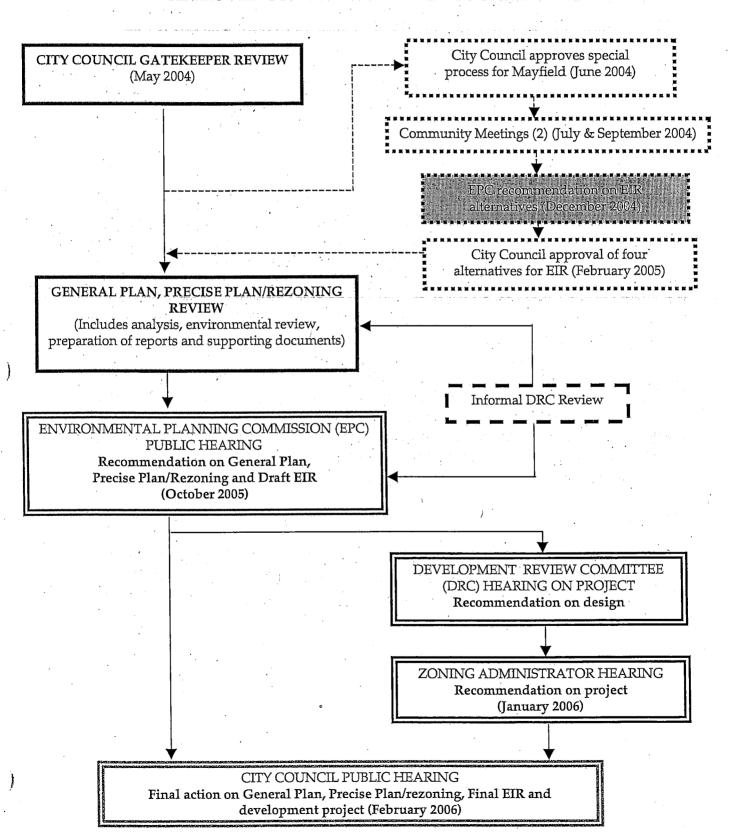
As noted above, the City Council approved a work program (review process) for Toll Brothers' application in June 2004. The schedule has slipped by one to two months, partly as a result of a request of the developer and partly because of the complexity and amount of neighborhood involvement. The work program is now at the point at which the Council is deciding on the alternatives for study in the EIR. The developer has decided not to proceed with funding the EIR until the Council has made its decision.

Concurrent Process—The work program embodies the "concurrent" process, so labeled because consideration of the basic land use decision (whether to rezone) overlaps with consideration of the specific development project.

Under the concurrent process, Toll Brothers can begin the informal design review process for its proposed project immediately (in March) while the Draft EIR and Precise Plan are being prepared. There could also be concurrent review of the alternatives, but it would not be an in-depth review. Informal review would continue until the EPC makes a recommendation on the Draft EIR, General Plan and Precise Plan. Then, the developer can submit an application for formal review of the Planned Community Permit (PCP) for the project. Council action on the EIR, General Plan change, Precise Plan amendments and the PCP occur at one meeting at the end of the process (February 2006).

The following diagram shows the approved process (in an abbreviated form) with the adjustments in dates.

APPROVED CONCURRENT PROCESS FOR MAYFIELD



Sequential Process—The "sequential" process recommended by the EPC would have the City Council decide whether to approve the EIR and amend the General Plan and Precise Plan (rezoning) before review of a development project. The EIR would evaluate only the General Plan and Precise Plan changes, not project-specific impacts. Additional environmental assessment may be needed later for the development project if there are environmental issues not fully addressed in the EIR. The "sequential" process is shown in the diagram on the following page. It would add about seven months to the review process (ending in approximately September 2006).

<u>Analysis</u>

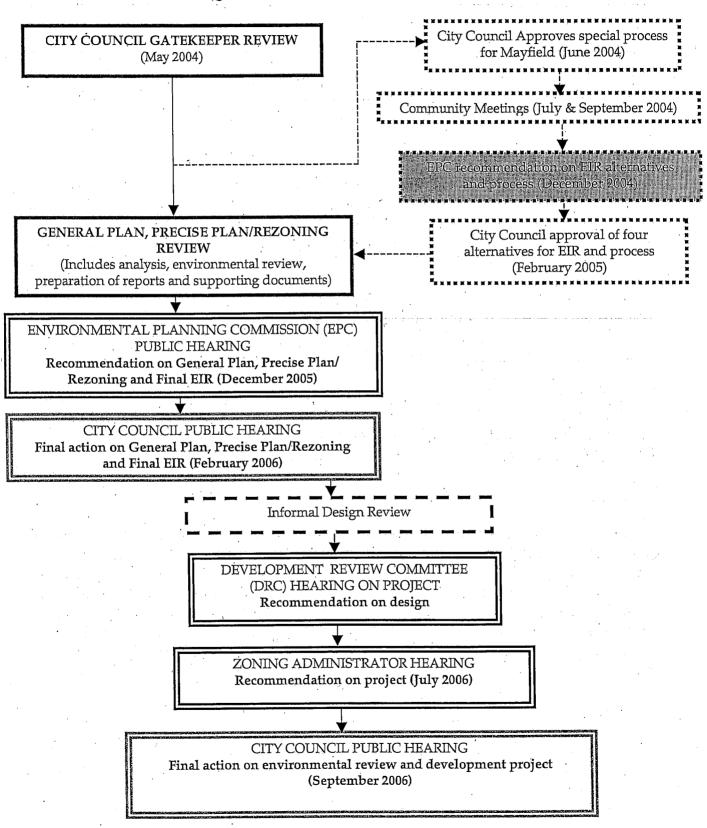
The concurrent process, which allows the development project to be reviewed before a land use decision is made, may create a perception that alternatives are not being adequately considered and that the choice to rezone the site to residential has already been made. It may also be difficult to draft a precise plan under the concurrent process because of the potentially broad range of alternatives being reviewed as compared to Whisman Station. With that project, the range of alternatives was much narrower, which made it easier to draft the Precise Plan and review the project. In general, the concurrent process may be confusing.

The sequential process is more deliberate with each step building on previous steps. There is a clear point at which the decision whether to rezone is made before any development project is considered. It is also more efficient and less time-consuming for everyone (staff, developer and the public) to review a project if the zoning is known. However, a sequential process may require an additional environmental review after the EIR is completed.

Conclusion

Although the Council approved a process that has worked well in the past, the EPC is recommending a more deliberate approach, which is the sequential process. The Council should decide whether to revise the approved work program to make it a sequential process.

SEQUENTIAL PROCESS FOR MAYFIELD



Issue 3: Approach to EIR

EPC Recommendation

The EIR should analyze the developer's proposed project in detail but only analyze the alternatives in detail in specific subject areas such as traffic. Recommended 6-0.

Discussion

There are a couple of ways to approach an EIR. Typically, EIRs review the developer's proposed project in depth and the alternatives to the proposed project more conceptually. Under this approach, additional environmental review could be required if the Council wanted to approve an alternative. Staff originally suggested studying all alternatives equally in the EIR since all of them would have the potential for adoption.

Toll Brothers has expressed concern about an EIR that assesses all alternatives equally. Toll Brothers believes that this kind of EIR is what would be done for a zoning study, not a development project. Toll Brothers wants the EIR to be written in the standard format, which is to emphasize study of their proposed project.

The EPC is recommending a hybrid. The proposed project would be studied in depth, and the alternatives would be studied more conceptually, except in certain critical subject areas where they would be studied equally. Traffic is the most notable example. Other critical areas could include trees, views (visual impacts) and schools.

Analysis

Staff has discussed this hybrid approach with a potential environmental consultant, and it appears that it is workable and may be more user-friendly and less repetitious than studying all equally. In some subject areas, impacts are not significantly different from one alternative to the next—for example, geology. Presenting the same information for each alternative would be redundant. Under the hybrid approach, the EIR would touch on all subject areas for all alternatives, but there would be more summarizing. The hybrid approach would provide the information the Council needs to help make decisions on future zoning of the Mayfield site.

Conclusion

The Council should provide direction on which approach to take on the EIR—focus on the developer's proposal, study all alternatives equally or use the hybrid recommended by the EPC.

Issue 4: Need for a Fiscal Impact Study

EPC Recommendation

A fiscal impact study of the alternatives should be prepared. Recommended by a vote of 6-0.

Discussion

When the Council originally approved the work program, a decision was made to not do a fiscal impact study of the alternatives since it did not appear likely there would be significant differences among them. However, fiscal impacts have been raised as an issue by the neighborhood, particularly in light of the City's current tight revenue situation.

A fiscal impact study would evaluate costs and revenues to the City for each of the alternatives. The study would estimate revenues from property taxes, as well as sales taxes in the case of commercial uses, plus other lesser revenue sources. It would also estimate costs for providing services to the new development, including police, fire, maintenance of public streets and parks, community services and administrative overhead, as well as new capital costs if needed. The City Council could use the findings in this analysis, along with environmental and other information, to help decide on the zoning for the site.

The developer would be expected to pay for the fiscal impact study, but staff would select and manage the work of the consultant.

<u>Analysis</u>

Since the work program for the Mayfield project was approved, there has been more developer interest in rezoning industrial land in Mountain View to residential. The Council recently discussed this issue and decided that criteria should be prepared for evaluating these proposals. Fiscal impacts would likely be one of the criteria. Therefore, it is appropriate to plan for a fiscal impact study now.

Conclusion

The Council should decide whether to require a fiscal impact study to help decide on the zoning for the Mayfield site.

Related Information Regarding 1980s Conversion from Shopping Center to Offices

During the past few months, a question has been raised by a resident about a requirement in the Mayfield Mall Precise Plan that the City not incur a net loss of revenue as a result of the conversion of the shopping center to an office building in 1985-87. There are two relevant sections in the Precise Plan. One says that there must be a program for ensuring, through owner payments, that there is no net loss of revenue to the City as a result of conversion. The other is that the owner must record an agreement to clearly acknowledge that the "special owner obligations" run with the land and apply equally to subsequent owners, heirs, etc. (See Attachment 9, Pages 6-8 of the Precise Plan.)

Staff has researched this issue and determined that Hewlett-Packard was required, as a condition of the Planned Community Permit for conversion in 1985, to ensure that the City receive at least \$3,330,000 in property, sales and utility user taxes and business licenses over a 10-year period from the date of occupancy in February 1987.

After researching files and tax records, staff has concluded that Hewlett-Packard met the requirement within three to four years (generating \$3,966,034 by 1991-92) and at least \$12.6 million by 1997-98. The requirement (contained in an agreement) related to the condition of approval was to become null and void once Hewlett-Packard met the terms of the agreement. In summary, the Precise Plan requirement has been met.

OVERALL CONCLUSION

Lynnie Melena

Council decisions on the EIR alternatives and process are an important step in continuing to process Toll Brothers' application. Once the Council has acted, staff will hire the consultant and begin the EIR process.

Prepared by:

Lynnie Melena Senior Planner

Whitney McNair Whitney McNair Planning Manager

LM/5/CAM 859-01-18-05M-E^

Attachments: 1. Map

2. Aerial photo

3. Toll Brothers Proposed Project

4. Alternative 1

5. Alternative 2

6. Alternative 3

7. No Project Alternative (Existing Zoning)

8. Mixed Use Alternative

9. Excerpt, Pages 6-8 of Mayfield Mall Precise Plan

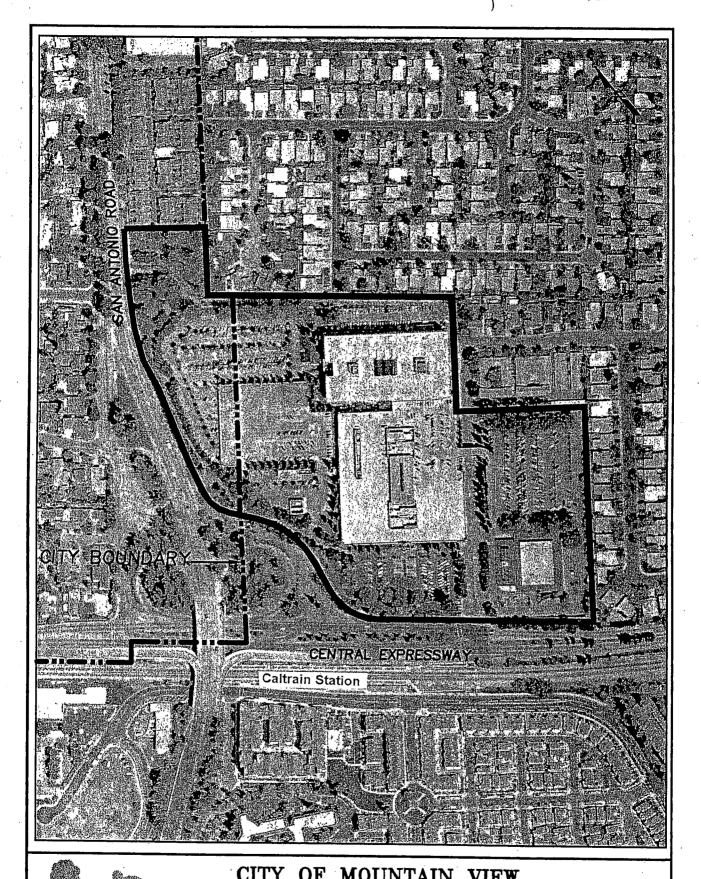
Environmental Planning Commission

Approved by:

Elaine Costello

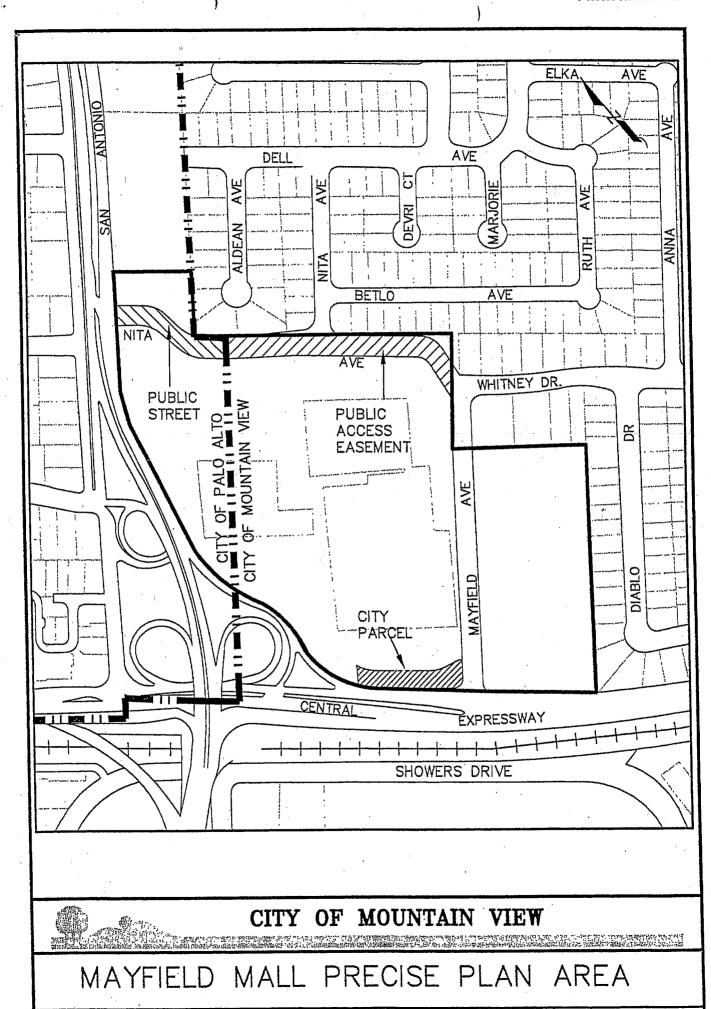
Community Development Director

Kevin C. Duggan City Manager



MAYFIELD MALL PRECISE PLAN AREA

DRAWN CHECKED DATE 10-21-03 SCALE 1"=300' SHEET



Toll Brothers Proposed Project

Project Description

Toll Brothers proposes to redevelop the Hewlett Packard Office Center, also known as the Mayfield Mall site, with a new residential neighborhood containing 631 for-sale, owner-occupied detached and attached homes.

Existing Conditions

The 27-acre site is located at the intersection of Central Expressway and San Antonio Road adjacent to the San Antonio Caltrain station and the Monta Loma neighborhood. The site contains three vacant office buildings which total approximately 500,000 square feet. Two office buildings are connected and range from 30' high (2 stories) near Central Expressway to 58' high (3 stories) adjacent to the Monta Loma neighborhood. The third building is freestanding and is approximately 15' high. In addition to the three office buildings there is a 2-story parking garage containing approximately 125,000 square feet. The existing office buildings and parking structure cover approximately 70% of the site with the remainder of the property used for surface parking. The current zoning allows additional square feet to be added to the site with the appropriate planned community permit, for a total of 650,000 square feet of commercial or light industrial office space.

Adjacent uses

The site is adjacent to single-family homes, condominiums, and apartments. The proposed plan locates much-needed housing next to CalTrain and other public transportation, provides a variety of housing types, and responds to the scale and character of the adjacent uses. Consistent with the Mountain View and Palo Alto General Plans, Toll Brothers' proposal addresses the cities' goals of improving the jobs/housing imbalance by building new transit-oriented housing on in-fill sites, providing new housing, and improving the quality and quantity of public open space for nearby residents.

Streets and Circulation

The proposal features a network of interior neighborhood streets and courts. Access to the site will remain at Mayfield Avenue on Central Expressway and through Whitney Drive to San Antonio Road. Nita Avenue will remain connected with Whitney Drive. The existing underpass beneath San Antonio Road will be retained. The proposed plan employs traffic-calming elements such as curb encroachments and roundabouts to keep internal automobile traffic slow and discourage drivers from "cutting through" the Monta Loma neighborhood. Other traffic-calming devices combined with sidewalks and bike paths will help create a pedestrian friendly environment for cyclists and pedestrians.

Open Space.

The project proposes to meet its park requirements by offering for dedication two new on-site public parks to the City of Mountain View that will serve new residents and the surrounding community. The new parkland meets Mountain View's guidelines for parkland dedication. The parks will have areas for active and passive uses and could include such uses as a tot-lot and picnic areas, and allow informal sport games such as children's soccer or baseball. In addition to the public parks and greenways, Toll Brothers is proposing a community facility and swimming pool for future residents' use.

Housing Types and Density

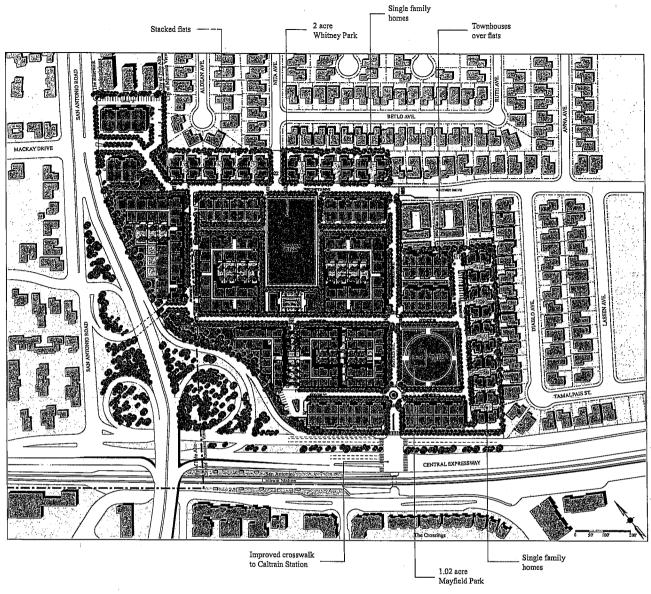
The new neighborhood will consist of 631 owner-occupied attached and detached homes and equates to an overall housing density of 23 dwelling units per acre (similar to that found at The Crossings and Stanford West on Sand Hill Rd). The housing mix consists of detached 2-story homes adjacent to the Monta Loma neighborhood and 3- and 4-story stacked flats and townhomes on the remainder of the property. The layout of the homes responds to concerns about the project's density and height that were expressed by members of the Monta Loma neighborhood. Lower height, single family detached homes with 20-foot setbacks are proposed adjacent to the existing Monta Loma homes while taller buildings are proposed closer to San Antonio and Central Expressway. The proposed mix of home sizes and types will appeal to a variety of housing needs, family sizes, and lifestyles.

Parking

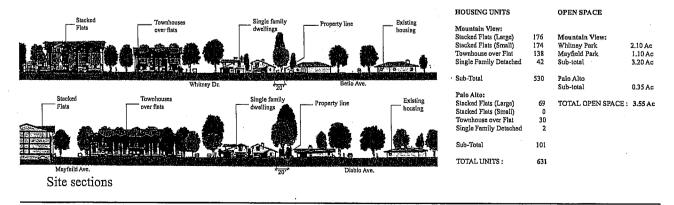
Each home will have 2 designated parking spaces for each residential unit. Ample parking for guests will be provided throughout the site, both in parking garages and in parallel parking opportunities along the internal streets. The on-street parking will contribute to the walkability of the environment by slowing down automobiles and discouraging through traffic. The parking provided exceeds the city's current residential parking standards for on-site residential parking.

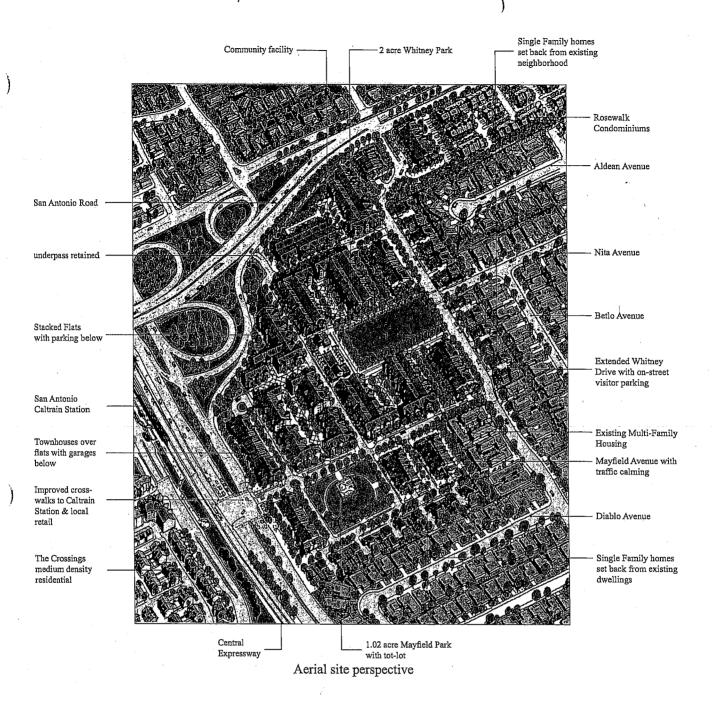
Project Data

HOUSING UNITS				OPEN SPACE			
Mountain View: Stacked Flats (Large) Stacked Flats (Small) Townhouse over Flat Single Family Detached	176 174 138 42	Palo Alto: Stacked Flats (Large) Stacked Flats (Small) Townhouse over Flat Single Family Detached	69 0 30 2	Mountain View: Whitney Park Mayfield Park Sub-total	2.10 Ac 1.10 Ac 3.20 Ac	Palo Alto: Sub-total	0.35 Ac
Sub-Total	<i>5</i> 30	Sub-Total	101			,	
TOTAL UNITS:	····	631 Dwe	llings	TOTAL OPEN	N SPACE	: 3.55 Acr	es



Site Plan





Alternative 1—Single-Family Focus

This alternative can be either all single-family or a combination of single-family and attached rowhouses. It is called "Single-Family Focus" because each housing unit sits on its own lot and is separately owned. The overall density is 9 to 11 units per acre, and the density of the Mountain View portion is 6 to 9 units per acre. These densities are lower than most of the City's small-lot single-family developments (about 10 units per acre).

Alternative 1
Single Family Focus

Housing Type	1A (All single- family)	1B (Some Rowhouses)
Single-family (same as Monta Loma)	45	45
Small-lot single-family	95	40
Rowhouses		105
Total—Mountain View	140	190
Palo Alto condominiums	100	100
Total—both cities	240	290
Maximum park dedication requirement—Mtn. View	1 acre	1.3 acre

There would be standard single-family lots on the edges adjacent to the existing single-family houses. These single-family lots would be similar to the adjacent Monta Loma lots (which are about 5,000 square feet) and would have standard R1 height limits (two-story maximum), setbacks (rear is a minimum of 15 feet for the first story and 20 feet for the second story), Floor Area Ratios (0.45:1) and maximum square footage (2,250 square feet) for 5,000 square-foot lots.

In the middle of the site, there would be more single-family lots (like the ones adjacent to the neighborhood) as well as small-lot single-family lots. The remainder of the site would be taken up by small-lot single-family lots (under Alternative 1A), or a mix of small-lot single-family and rowhouses (Alternative 1B) with the rowhouses next to Central Expressway. The rowhouses are a unit type that can help buffer traffic noise. The small lots would typically average around 3,000 to 4,000 square feet and houses would typically be two stories. They would generally follow the City's standards for small-lot single-family development, including an approximate density of 10 units per acre. Rowhouses would be attached and would likely be two stories over a partially depressed garage (2 and ½ stories). The density would be up to about 25 units per acre. Each is individually owned.

ingle Family Focus ALTERNATIVE I:

RNATIVE IA:

ļ	45 DUs	95 DUs	0 DUs	0 DUs	0 DUs	TOTAL 140 DUS
HOUSING TYPE	Single Family	Small Lot Single Family	Town Houses	Row Houses	Multi-family (Stacked Flats)	TOTAL

RNATIVE IB:

	DUs	DUs	DUs	DUs	DUs	DUS	
	45	40	0	105	0	190	
HOUSING TYPE	Single Family	Small Lot Single Family	Town Houses	Row Houses	Multi-family (Stacked Flats)	TOTAL 190 DUS	



TY OF MOUNTAIN VIEW November 10,2004

	Sir	ALTERN	, v	Multi-	ALTERN		Multi-		V.	CIT
E DELLAYE.	CTP do All		NA DATE OF THE PROPERTY OF THE	15 SÍNGLE FAMILY	SE SWATELLON SINGLE PANILS. 25. SWATELLON SINGLE PANILS.		15 SINGEB	PALO ALTO MOUNTAIN VIEW TAVAILY TAVAIL	CENTRAL EXPRESSWAY	CALTRAIN STATION
	ujnimokaa	O Mawaeog adT		PALO ALTO	-11-11-11-11-11-11-11-11-11-11-11-11-11		GAON OING	DINY MYS		
	α∀	TONIO RO		MACKAY DRIVE	9				8	

Alternative 2—Single-Family Transitioning to Multi-Family

Of the three alternatives, this one offers the greatest mix of housing unit types. Compared to the Developer's Proposed Project, more of the site is devoted to townhouses and rowhouses rather than three- and four-story condominium buildings. The overall density of the site is 17 to 19 units per acre, and the Mountain View portion is 17 to 19 units per acre. This is lower than the average density of the Crossings (which is about 21.5 units per acre) and higher than the average density of Whisman Station (which is about 14.5 units per acre).

Alternative 2
Single-Family Transitioning to Multi-Family

	and the second s		
Housing Type	2A (4-storycondos	2B (5-story	2 Retail (5-story
	on Central)	condos on	condos on
	on Centrar)	Central)	Central
Single-family	20	20	20
(same as Monta Loma)	. 30	30	30
Small-lot single-family	15	15	15
Townhouses	20	20	20
Rowhouses	60	60	50
Condominiums	240	300	300
Total—Mountain View	365	425	415
Retail floor area		. •	6,500 s.f.
Palo Alto	100	100	100
Condominiums	100	100	100
Total—both cities	465	525	515
Maximum park			
dedication require-	2.3 acres	2.6 acres	2.5 acres
ment—Mtn. View	., .		

As with Alternative 1, the edges of the site would be standard single-family like the adjacent Monta Loma houses (similar lot sizes, setbacks and height limits). The middle sections would transition from small-lot single-family across from the proposed single-family to a combination of small-lot single-family houses, townhouses and rowhouses. The sections closest to San Antonio Road would be either four-story condominium buildings (Alternative 2A) or five-story condominiums (Alternative 2B). This site layout is sometimes referred to as a "feathering" of density with the lowest densities closest to the existing neighborhood and gradually increasing densities as one moves toward the major roadways.

Rowhouses would be like those described under Alternative 1. Townhouses are generally a somewhat lower density (about 12-14 units per acre) and lower height (two stories). The condominium buildings would have parking garages beneath them. Under one alternative (2 Retail), there could be about 6,500 square feet of retail service space. The retail could also be combined with Alternatives 1 and 3.

Single Family transitioning to Multi-Family **ALTERNATIVE 2:**

LTERNATIVE 2A:

	30 DUs	15 DUs	20 DUs		240 DUs	TOTAL 365 DUS
HOUSING TYPE	Single Family	Small Lot Single Family	Town Houses	Row Houses	Multi-family (Stacked Flats)	TOTAL

LTERNATIVE 2B:

	DUs	DUs	DUs	DUs	DUs	DUs
	30	15	20	09	300	425
HOUSING TYPE	Single Family	Small Lot Single Family	Town Houses	Row Houses	Multi-family (Stacked Flats)	TOTAL 425 DUS

LTERNATIVE 2: RETAIL

© 6500 sf. Retail with 10 less Rowhouses



Scale 1' = 200'

CITY OF MOUNTAIN VIEW November 10, 2004

Si	AL	•				ŧ '		'	AL) ⊛		01
DELLAVE.		JIN SGOV	NNY I I I I I I I I I I I I I I I I I I I	15 SINGLE FAMILY WHITNEY DRAVE	S. S. S. MANULE (10) FSINGLE FAMILY	CO ROWHOUSES	TOWKHOVSES - SKRALL LOT SKROLL LOT	.cc	MOUNTAIN VIEW AND ALTO ADVINE SI TAMAZNESSI	CENTRAL EXPRESSWAY	CALIBAIN STATION
emuinimob	CIPO ECORONIE COL			PALO ALTO			CTYO	M OINOTNA N	VS.		
<u> </u>		OTNA NA	AAACKAY DRIVE								

Alternative 3—Multi-Family Focus

This alternative has the highest number of units. They would be a mix of either single-family houses (3A) or rowhouses (3B) along the edges closest to the existing single-family houses and various combinations of rowhouses and multi-story condominium buildings elsewhere on the site. The overall density of the site is 25 to 30 units per acre, and the density of the Mountain View portion is 26 to 32 units per acre.

Alternative 3
Multi-Family Focus

	3A	3B
Unit Type	(SF on edge; 4-story condos on Central)	(Rowhouses on edge; 4- story condos on Central)
Single-family (same as Monta Loma)	30	0
Rowhouses	. 0	60
Condominiums	540	650
Total—Mountain View	570	710
Palo Alto condominiums	100	100
Total—both cities	670	810
Maximum park dedication requirement—Mtn. View	3.5 acres	4.3 acres

As the site plan shows, a variety of combinations of unit types are possible under this alternative. At the lowest end of the range, there would be single-family houses next to the existing single-family neighborhood and three- and four-story condominium buildings elsewhere on the site with four-story buildings closer to Central Expressway. At the highest end of the range, there would be rowhouses next to the existing single-family houses and a combination of three-, four- and five-story condominium buildings elsewhere on the site, with the five-story buildings closest to Central Expressway.

ALTERNATIVE 3: Multi-Family Focus

-		
HOUSING TYPE		
Single Family	30	DUs
Small Lot Single Family	0	DUs
Town Houses	Ö	DUS
Row Houses	0	DUs
ulti-family (Stacked Flats)	540	DUS
j		
IOIAL 5/0	5/5	SOC

ALTERNATIVE 3B:		
HOUSING TYPE		
Single Family	0.	DUS
Small Lot Single Family	0	DUS
Town Houses	0	DUs
Row Houses	9	DUs
-family (Stacked Flats)	650	DNs
TOTAL 710 DUS	710	DUs



ITY OF MOUNTAIN VIEW November 10, 2004

No Project Alternative (Existing Zoning)

This alternative is to keep the zoning the way it is. Called the "No Project" alternative, is automatically studied in the EIR. The current zoning is the Mayfield Mall Precise Plan which allows offices, research and development and light industrial uses "as generally allowed in the ML (Limited Industrial) zone district." It also allows other industrial uses excluding heavy manufacturing or operations which require the use of toxic or explosive materials. Commercial uses that support office tenants or the surrounding neighborhood are also allowed. There are 520,000 square feet in the three existing buildings. Two of the buildings are connected and are 30 and 58 feet tall. The third building on the opposite of Mayfield Avenue is 15 feet high.

Another 120,000 square feet is allowed (subject to special guidelines). A Planned Community Permit and environmental and design review would be required for approval of the additional floor area. The Mayfield Mall Precise Plan does not specify development standards such as height and setbacks from property lines. It does call for generous landscaping.

The EIR will evaluate both re-occupying the existing buildings and adding more floor area since it is allowed under the zoning.

CITY OF MOUNTAIN VIEW

Scale 1'=200'

Comprehensive Mixed Use	RESIDENTIAL	Single Family 35 DUs Condominiums 230 DUs TOTAL UNITS 265 DUs	MIXED USE COMMERCIAL 150,000- TOTAL 200,000 S.F.					Scale 1 = 200'	CITY OF MOUNTAIN VI
DELLANE		Bettoave	15 SINGLE FAMILY HOMES	WHITNEY DRIVE WHITNEY DRIVE WHITNEY DRIVE THE STATE OF		IAVEB US: IAVEBUANE DAVENUE SASSENAVE DAVENUE COLUMBY HOME	MAYFIELL	CENTRAL EXPRESSWAY	CALTRAIN STATION
	GIE	IA NAS	KAYD		ONOR OTHOR	QYON OINO	INV NVS		